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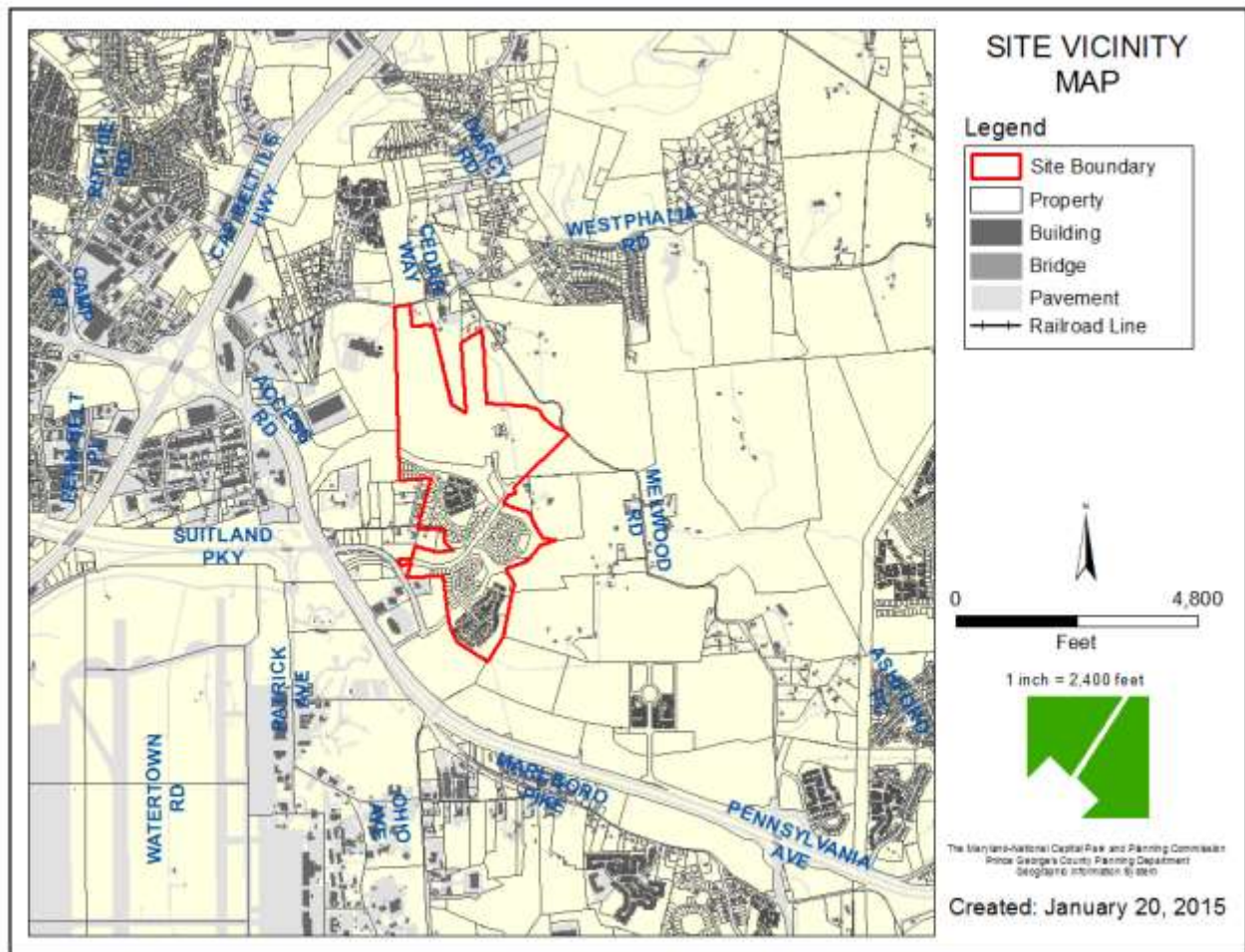
Specific Design Plan

SDP-1205-03

Application	General Data	
Project Name: Parkside (formerly Smith Home Farm) Umbrella Application for Architecture Location: Approximately 3,000 feet west of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4). Applicant/Address: Stanley Martin Companies 11111 Sunset Hills Road, Suite. 200 Reston, VA 20190	Planning Board Hearing Date:	09/10/15
	Staff Report Date:	08/25/15
	Date Accepted:	06/12/15
	Planning Board Action Limit:	09/21/15
	Plan Acreage:	250.85
	Zone:	R-M
	Dwelling Units:	N/A
	Gross Floor Area:	N/A.
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	205SE08

Purpose of Application	Notice Dates	
The approval of three single-family detached Stanley Martin Homes architectural models to be available for construction on the single-family detached lots throughout Sections 1A, 1B, and 2 of the Smith Home Farm development.	Informational Mailing:	02/04/15
	Acceptance Mailing:	06/12/15
	Sign Posting Deadline:	08/11/15

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1205-03
Parkside (formerly Smith Home Farm)
Umbrella Application for Architecture

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This revision to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendments A-9965-C and A-9966-C.
- b. Comprehensive Design Plans CDP-0501 and CDP-0501-01.
- c. Preliminary Plan of Subdivision 4-05080.
- d. Specific Design Plans SDP-1003 and SDP-1205.
- e. The requirements of the Zoning Ordinance, specifically, Sections 27-507, 27-508, and 27-509 governing development in the Residential Medium Development (R-M) Zone.
- f. The 2010 *Prince George's County Landscape Manual*.
- g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- i. Referrals.

FINDINGS

Based upon the evaluation and analysis of the subject revision to a specific design plan (SDP), Urban Design staff recommends the following findings:

1. **Request:** The subject application is a request for approval of three single-family detached Stanley Martin Homes architectural models to be available for construction on the single-family detached lots throughout Sections 1A, 1B, and 2 on the Parkside development (formerly Smith Home Farm) which were approved under Specific Design Plan SDP-1003, as amended.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	R-M	R-M
Uses	Vacant/Single-Family detached and attached	Single-Family detached and attached
Acreage (in the subject SDP)	250.85	250.85

3. **Location:** Parkside (formerly Smith Home Farm) is a tract of land currently consisting of wooded, undeveloped, and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4). It measures approximately 757 acres in Planning Area 78 and Council District 6. Sections 1A, 1B, and 2, totaling approximately 250.85 acres, are located in the western portion of the larger Parkside development.
4. **Surrounding Uses:** The larger Parkside project (formerly Smith Home Farm) is bounded to the north by existing residential properties in the R-R (Rural Residential) and O-S (Open Space) Zones, and undeveloped land in the C-S-C (Commercial Shopping Center) Zone; to the east by undeveloped land in the R-R and R-M (Residential Medium Development) Zones; to the south by largely undeveloped land in the M-X-T (Mixed Used–Transportation Oriented) Zone; and to the west by existing development and vacant land in the M-X-T and I-1 (Light Industrial) Zones, and existing residences in the R-R and R-A (Residential-Agricultural) Zones.
5. **Previous Approvals:** The larger Parkside development (formerly Smith Home Farm) measures 757 gross acres, including 727 acres in the R-M Zone and 30 acres in the L-A-C (Local Activity Center) Zone, which was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space. Zoning Map Amendments A-9965-C and A-9966-C were approved by the Prince George’s County District Council on February 13, 2006 (Zoning Ordinance Nos. 4-2006 and 5-2006) subject to three conditions. On May 22, 2006, the District Council amended this zoning approval to move the L-A-C line further south about 500 feet, retaining the same acreage in the L-A-C Zone.

On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council subject to 34 conditions. A single revision for CDP-0501-01 was approved by the District Council on May 21, 2012 subject to five conditions.

On April 6, 2006, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and the reconsiderations were approved as memorialized in PGCPB Resolution No. 06-64(A), adopted by the Planning Board on September 7, 2006; and PGCPB Resolution No. 06-64(A/2)(C), adopted by the Planning Board on June 14, 2012 and administratively corrected on February 19, 2013.

Specific Design Plan SDP-0506 for road infrastructure was approved by the Planning Board on July 27, 2006 (PGCPB Resolution No. 06-192). Specific Design Plan SDP-0506/01 was approved on December 12, 2007 by the Development Review Division as designee of the Planning Board at the Planning Director level to revise A-67 to a 120-foot right-of-way and to add bus stops and a roundabout. Specific Design Plan SDP-0506-02 was approved by the Planning Board on February 23, 2012 (PGCPB Resolution No. 12-14) for revisions to the right-of-way width of MC-631 and relocation of a stormwater management facility. Specific Design Plan SDP-0506-03 was approved by the Planning Board on July 17, 2014 (PGCPB Resolution No. 14-70) for revisions to add entrance features, fencing, and landscaping along Central Park Drive (MC-631) and Rock Spring Drive (C-627).

Specific Design Plan SDP-1002 for stream restoration was approved by the Planning Board on January 26, 2012 and PGCPB Resolution No. 12-07 was adopted on February 16, 2012 formalizing that approval, subject to seven conditions.

Specific Design Plan SDP-1003 for infrastructure for Sections 1A, 1B, 2, and 3 of Smith Home Farm was approved by the District Council on July 24, 2012 subject to 33 conditions. Multiple revisions have subsequently been approved or are pending.

On July 24, 2013, Specific Design Plan SDP-1205 for Smith Home Farm, an umbrella application for architecture including 29 single-family detached house types, was approved by the District Council subject to seven conditions. Two previous revisions have been approved to add different house types.

6. **Design Features:** The subject application requests approval of three single-family detached architectural models by Stanley Martin Homes. All single-family detached products will be approved through this umbrella architectural SDP, but architecture for attached dwellings are approved with the subject SDPs. If approved, the three proposed models would be available for construction within Sections 1A, 1B, and 2 of the Parkside development (formerly Smith Home Farm) on those lots that have been previously approved for single-family detached residential homes. The following is a list of the models and base square footages approved under the previous Specific Design Plan SDP-1205 applications:

Approved under SDP-1205

Dan Ryan Builders

Model	Elevations	Base Square Footage
Beechwood II	1-6	3,793
Belmont II	1-9	3,022
Biltmore II	1-9	3,521
Dartmouth II	1-8	2,860
Oakdale II	1-8	2,484
Pinewood II	1-7	2,970
Rosecliff II	1-7	3,169
Vanderbilt II	1-10	3,199
Browning II	1-8	2,784

Mid-Atlantic Builders

Model	Elevations	Base Square Footage
Casina	202, 206, 210 & 214	2,451
Aspen	1501/02, 1505/06, 1509/10, 1513/14 & 1531	2,747
Modena	302, 304, 306, 310, 314	2,517
Orvieto	402, 406, 410, 414	2,660
Windsor	1401/02, 1405/06, 1408-12, 1416, 1420, 1423/24, 1428 & 1436	3,032
Monticello	1601/02, 1609/10, 1617/18, 1625/26, 1652, 1658, 1660, 1668, 1676, 1680 & 1682	3,227
Somerset	501/02, 505/06, 519-24, 538, 550, 556, 560, 572, 574 & 576	3,294
Oxford	1005-10 & 1015-20	3,306
Signoria	702, 704, 706 & 708	3,306
Torino	1302, 1304, 1306, 1308 & 1310	3,382
Sorrento	602, 604, 606, 608 & 610	3,404
Sierra	1801/02, 1805/06, 1809-12, 1815/16, 1852, 1856, 1860, 1862 & 1866	3,675
Toscana	2102, 2106, 2108 & 2112	3,846
Amherst	1206, 1208, 1210, 1212, 1214 & 1216	3,859

D.R. Horton

Model	Elevations	Base Square Footage
Covington	A-I	2,771
Raleigh	A-I	2,430
Monticello	A-I	3,009
Tuscany	A-I	2,894
Piedmont	A-I	2,712

Approved under SDP-1205-01

Ryland Homes

Model	Elevations	Base Square Footage
Barrington	A-D	2,522
Bridgeport	A-C	2,867
Dawson	A-D	2,863
Garrett	A-H	2,534
Harlow	A-D	2,789
Patuxent	A-D	3,328
Pierson II	NA1, CO2, and VT1	2,524

Approved under SDP-1205-02

Dan Ryan Builders

Model	Elevations	Base Square Footage
Castlerock II	2-10	2,643
Concord II	1-4; 6-8	2,557
Kennedy II	1-11	3,422
Newbury II	1-10	2,514
Rookwood II	1-9	3,889
Waterton II	1-9	3,655

The following models are proposed with this revision application:

Model	Elevations	Base Square Footage
Benson	A-F	2,407
Lexington	A-H	2,863
Washington	A-H	2,827

The proposed house types range in size from 2,407 square feet to 2,863 square feet. The units feature varied roof lines, high-quality detailing such as brick jack arch and keystone treatments above windows, and front entries defined with pilasters or transom windows. The proposed front façades offer optional finishes including vinyl siding, brick, stone, and shake siding, with shutters, specialty windows, and/or front porches.

In keeping with the original SDP-1205 approval, staff recommends that a minimum of 70 percent of the single-family detached homes in each section be built with a full brick or other masonry front façade, that all models which front on Central Park Drive feature a full brick or other masonry front façade, with one-foot brick or masonry returns on all side elevations, and that no two units directly adjacent to or across the street from each other have identical front elevations to ensure a diverse mix of building materials throughout the development. A brick/masonry front façade tracking chart has been provided on the plans. Brick or other masonry will be wrapped onto the sides of all front elevation projections to create a cohesive aesthetic effect. Fireplace chimneys will be clad with brick, stone, or stucco. A minimum of two standard architectural features is shown on all side elevations and a minimum of four such features is shown for use on all highly-visible side elevations. Notes requiring these items have been provided on all of the architectural elevations, along with the elevations reflecting such features.

The submitted plans included revisions to notes regarding high-visibility lot numbers and the lot layout shown on the plan based on a proposed revision to the lot types and layout in Section 2, which is currently under review as part of Specific Design Plan SDP-1003-07. Since that application has not been heard by the Planning Board and no decision has been rendered, those revisions cannot be approved as part of this application. Therefore, a condition has been included in the Recommendation section of this report requiring that, prior to certification, all plans and notes must be revised to reflect the current approved lot layout under Specific Design Plan SDP-1003, as amended, with the designation of highly-visible lots, subject to the review and approval of the Urban Design Section as designee of the Planning Board. This wording purposely allows for the final SDP-1205 plan and notes to be revised prior to certification to reflect any revisions to the lotting layout that may be approved through SDP-1003 prior to that time.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-9965-C and A-9966-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C to rezone 757 acres of the subject property from the R-A Zone to the R-M Zone, and Zoning Map Amendment A-9966-C to rezone 30 acres of the subject property from the R-A Zone to the L-A-C Zone, both subject to three conditions. Of the considerations and conditions attached to the approval of A-9965-C and A-9966-C, the following are applicable to the review of this SDP:

2. The following conditions of approval shall be printed on the face of the Basic Plan:

- P. Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

Comment: This condition has been carried forward in subsequent applications and will be enforced at the time of residential building permit, as written.

8. **Comprehensive Design Plans CDP-0501 and CDP-0501-01:** On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012 subject to five conditions. Of these conditions, the following are applicable to the review of this SDP (underlined areas indicate corrections or additions to conditions of SDP-0501 pursuant to SDP-0501-01):

- 3.¹ Prior to issuance of each building permit for the Smith Home Farms, applicant or applicant's heirs, successors and/or assignees shall pay to Prince George's County (or its designee) a fee per dwelling unit based on either the current cost estimate to construct the MD4/Westphalia interchange and interim improvements or, if determined, the final cost estimate to construct the interchange. In no case shall the total per dwelling unit fees paid by Smith Home Farms, the applicant, its heirs, successors and/or assigns exceed the current or final cost estimate of \$80 million and any overpayment of the total per dwelling unit fees may be reimbursed to the applicant.**

Comment: This condition has been carried forward in subsequent applications and will be enforced at the time of building permit, as written.

9. At time of the applicable SDP, the following areas shall be carefully reviewed:

- h. The architectural design around the central park and the view sheds and vistas from the central park.**

Comment: A substantial buffer of preserved woodland and afforestation has been previously approved between the central park and the northern part of Section 1A of Parkside (formerly Smith Home Farm), located immediately south of the central park, and the northern part of Section 1B, located southwest of the central park. Section 3 of Parkside, located west of the central park, contains approved single-family attached lots which are not the subject of this

application and were evaluated for architecture with Specific Design Plan SDP-1003-06. Sections 4, 5, 6, and 7 of the Parkside development have not yet been evaluated and approved through a SDP application. Architecture for these sections of Parkside, which are visible from the central park, should be evaluated at the time of future application submissions.

- 12. All future SDPs shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include the breakdown of each type of housing units approved, SDP number and Planning Board resolution number.**

Comment: This requirement has been carried forward as a condition of approval of this SDP to ensure that the tabulation is updated prior to certification.

- 16. The following standards shall apply to the development. (Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of SDP if circumstances warrant.)**

R-M Zone

	Condominiums	Single-family Attached	Single-family Detached
Minimum Lot size:	N/A	1,800 sf	6,000 sf
Minimum frontage at street R.O.W:	N/A	N/A	45*
Minimum frontage at Front B.R.L.	N/A	N/A	60***
Maximum Lot Coverage	N/A	N/A	75%
Minimum front setback from R.O.W.	10'***	10'***	10'***
Minimum side setback:	N/A	N/A	0'-12'***
Minimum rear setback:	N/A	10'	15'
Minimum corner setback to side street R-O-W.	10'	10'	10'
Maximum residential building height:	50'****	40'	35'

Notes:

*** For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and minimum frontage at front BRL shall be 60 feet.**

**** See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.**

*****Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.**

****** Additional height up to 75 feet may be permitted at time of SDP with sufficient design justification.**

Comment: The subject application is for single-family detached architecture only. Lot sizes and setbacks have been evaluated under SDP-1003 for lot infrastructure. All building heights have been provided on the submitted plan template sheets for each model proposed in this application and are within the required 35-foot height maximum.

- 19. Prior to the approval of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans in the R-M Zone stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

Comment: This condition has been carried forward in subsequent applications and will be enforced at the time of residential building permit, as written.

- 34. Prior to SDP approval, the height of all structures shall be determined, and the density percentages shall be determined based on any variances necessary.**

Comment: The heights of all structures proposed in this application have been provided on the submitted plan sheets and are within the maximum height allowed.

- 9. Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64, subject to 79 conditions. Of those conditions, the following are applicable to the review of this SDP (underlining indicates new language pursuant to subsequent approvals of 4-05080):

- 2. A Type II Tree Conservation Plan shall be approved with each specific design plan.**

Comment: The architecture in this application is proposed for lots which are part of approved Type 2 Tree Conservation Plans TCP2-008-12, TCP2-009-12, TCP2-010-12, and TCP2-011-12, as amended.

- 10. Prior to the issuance of building permits for proposed residential structures, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the design and construction of building shells will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.**

Comment: This condition has been carried forward in subsequent applications and will be enforced at the time of residential building permit, as written.

- 62. Prior to the approval of any residential building permits within the 65 or 70 dBA Ldn noise contours, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

Comment: This condition has been carried forward in subsequent applications and will be enforced at the time of residential building permit, as written.

10. **Conformance to Specific Design Plan SDP-1003 and all subsequent revisions:**

- a. **Specific Design Plan SDP-1003:** Specific Design Plan SDP-1003 for infrastructure for Sections 1A, 1B, 2, and 3 of Smith Home Farm was approved by the District Council on July 24, 2012 subject to 33 conditions. Of those conditions, the following are applicable to the review of this SDP:

5. **Prior to issuance of each residential building permit for construction of a unit within the 65 dBA Ldn line, plans for that building shall be certified by an acoustical engineer stating that internal noise levels shall be 45 dBA Ldn or less.**

Comment: This condition has been carried forward in subsequent applications and will be enforced at the time of residential building permit, as written.

9. **At the time of approval of an umbrella architecture specific design plan for the subject project, the individual single-family detached units shall be dimensioned on a template sheet. Also in that application, setback requirements shall be established for additions, such as decks.**

Comment: The proposed single-family detached units in this application have been dimensioned on a template sheet. The setback requirements for additions, such as decks, were reviewed and established in the original SDP-1205 approval and are maintained in this approval.

- b. **Specific Design Plan SDP-1003-01:** Specific Design Plan SDP-1003-01 for revisions to the townhouses within Section 1A and the Type II tree conservation plan (TCPII) was approved by the District Council on September 23, 2013 subject to 11 conditions, none of which are relevant to the subject application.
- c. **Specific Design Plan SDP-1003-03:** Specific Design Plan SDP-1003-03 for a revision to add one townhouse architectural model within Section 1B was approved by the Planning Board on September 19, 2013 (PGCPB Resolution No. 13-106) subject to five conditions, none of which are relevant to the subject application.
- d. **Specific Design Plan SDP-1003-04:** Specific Design Plan SDP-1003-04 for a revision to add one townhouse architectural model within Section 1A was approved by the Planning Board on January 16, 2014 (PGCPB Resolution No. 14-02) subject to four conditions, none of which are relevant to the subject application.
- e. **Specific Design Plan SDP-1003-05:** Specific Design Plan SDP-1003-05, for a revision to the community recreational center within Section 3, is scheduled for a Planning Board hearing on September 10, 2015.
- f. **Specific Design Plan SDP-1003-06:** Specific Design Plan SDP-1003-06 for a revision to the proposed layout for Section 3 to include 140 two-family dwellings, to reduce the number of townhouses from 210 to 130 units, to add several models to the approved

architecture for the SDP, and to revise the permit trigger for approval of a SDP for the Westphalia Central Park was approved by the District Council on July 21, 2015 subject to three conditions, none of which are relevant to the subject application.

- g. **Specific Design Plan SDP-1003-07:** Specific Design Plan SDP-1003-07 for a revision to the lot types and layout in Section 2 is pending at the time of this staff report.

11. **Conformance to Specific Design Plan SDP-1205 and all subsequent revisions:**

- a. **Specific Design Plan SDP-1205:** Specific Design Plan SDP-1205 for umbrella architecture for single-family detached homes was approved by the District Council on July 24, 2013 subject to seven conditions. The applicable conditions from that approval have either been addressed through revisions to the plans or have been included as recommended conditions of approval for this revision application. The following condition warrants further discussion:

6. The Ashland II model shall be deleted from the options available for purchase and construction, on all lots covered by this SDP.

Comment: With the removal of the Ashland II model, the smallest house type approved under SDP-1205 was the Raleigh model at 2,430 square feet. The smallest house type proposed with the subject application is 2,407 square feet, which represents a one percent reduction in the size of the smallest unit and is found to be an insignificant change in the overall size of the house types.

7. The umbrella architecture for all builders shall meet or exceed the 2012 “International Residential Code” (IRC) as propagated by the International Code Consortium and adopted by Prince George’s County.

Comment: This condition has been carried forward in the subject application requiring conformance to this comprehensive stand-alone residential code, which establishes minimum regulations for one- and two-family dwellings and townhouses that safeguard the public health and safety in communities.

- b. **Specific Design Plan SDP-1205-01:** The Planning Board approved this SDP revision for additional house types on December 19, 2013 (PGCPB Resolution No. 13-152) subject to seven conditions, one of which is relevant to the subject application and warrants further discussion:

6. The Prescott model shall be deleted from the options available for purchase and construction on all lots covered by the SDP.

Comment: The Prescott model proposed by Ryland Homes was proposed with a base square footage of 2,355 square feet. The Planning Board found to remove this house type due to the small size, making the smallest house base square footage approved under SDP-1205 and amendments to be 2,430 square feet.

- c. **Specific Design Plan SDP-1205-02:** The Planning Director approved this SDP revision for additional house types on December 23, 2014 with no conditions.

In conclusion, the proposed architecture meets all of the previous conditions of Specific Design Plan SDP-1205, as amended.

12. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:

- a. The subject SDP is consistent with Sections 27-507, 27-508, and 27-509 governing development in the Residential Medium Development (R-M) Zone.
- b. Section 27-528 requires the following findings for approval of a SDP:

- (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.**

Comment: The subject SDP has been evaluated for conformance with approved Comprehensive Design Plans CDP-0501 and CDP-0501-01 as discussed above in Finding 8. This revision to approved architecture will have no effect on the previously approved SDPs' conformance to the applicable standards of the 2010 *Prince George's County Landscape Manual*.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plans and the companion SDPs for lots and site work. The addition of architectural models proposed in this application will have no effect on previous findings of adequacy made in conjunction with the preliminary plans and SDPs.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.**

Comment: The proposed architectural models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there will be no adverse effects on the subject property or adjacent properties for the specific land areas on which the proposed models are to be built.

- (4) **The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: Four Type 2 Tree Conservation Plans (TCP2-008-12, TCP2-009-12, TCP2-010-12, and TCP2-011-12) were approved and amended under subsequent revisions. The architecture proposed in this application will have no effect on previous findings of conformance to the approved TCPs.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.

Comment: Specific design plans for grading, development, and tree conservation have been approved separately and contain findings regarding regulated environmental features. The addition of architectural models approved in this application will have no impact of any kind on regulated environmental features or on the preservation of those features.

13. **2010 Prince George's County Landscape Manual:** The addition of architectural models has no impact on the previous findings of conformance to the 2010 *Prince George's County Landscape Manual* made in conjunction with the approval of previous SDPs for site infrastructure.
14. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of architectural models has no impact on the previous findings of compliance with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance (previously known as the Woodland Conservation and Tree Preservation Ordinance) made in conjunction with the approval of previous SDPs for site infrastructure.
15. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of architectural models has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for site infrastructure.
16. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—In a memorandum dated August 14, 2015, the Community Planning Division provided an analysis of the application.

They discussed that the design principles for residential areas in the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* call for the mass of the living space and the front door to dominate the front façade and for garages to be hidden or clearly subordinate to the main structure and not to project beyond the main façade of residential buildings. They determined that the garage of the Benson model is set back and the garage of the Washington model is flush, but there is a mansard roof that runs the length of the house and helps to soften the appearance of the garage. They noted that the garage of the Lexington model protrudes approximately six feet in front of the main structure of the house and recommended that the Lexington be replaced with a house model where the garage is flush or set back from the main structure of the house. However, only two of the proposed eight Lexington elevations have a garage that protrudes, for approximately half of the front building width; the rest of the elevations propose a garage that is flush with the front building façade. The mentioned design principle most likely intended to prevent garage-dominated streetscapes in residential areas. Staff would recommend that approving the two elevations with a protruding garage, out of eight total Lexington elevation options, does not represent a substantive impact to the final appearance of the streetscape and, therefore, does not recommend removing the Lexington house models or elevations.

The Community Planning staff also noted that the property is located within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) impact area. Noise attenuation would be required for new residential units in accordance with Section 24-120.03 of the Subdivision Regulations and Section 27-1807 of the Zoning Ordinance; however, as they noted was possible, the ILUC expired on June 30, 2015 and no longer apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1205-03 for Parkside (formerly Smith Home Farm), Umbrella Application for Architecture, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Update the tabulation of all lots that have been approved previously for this project, as necessary. The tabulation shall include the breakdown of each type of housing unit approved, the SDP number, and the Planning Board resolution number.
 - b. Revise the plans and notes to reflect the most current approved lot layout under Specific Design Plan SDP-1003, as amended, with the designation of highly-visible lots, subject to the review and approval of the Urban Design Section as designee of the Planning Board.
2. The architecture for all builders approved in this umbrella application shall meet or exceed the 2012 "International Residential Code" (IRC) as propagated by the International Code Consortium and adopted by Prince George's County.